

Approved: _____ Mayor

Veto: _____

Override: _____

RESOLUTION NO. Z-7-02

WHEREAS, GEORGE E. WILLIAMSON II & THOMAS W. WILLIAMSON applied

for the following:

DELETION of a Declaration of Restrictions, recorded in Official Record Book 18612, Pages 2087 through 2106.

The purpose of the request is to release the applicants from the requirement of building in accordance with a previously approved plan and to build in accordance with the Downtown Kendall Urban Center District requirements.

SUBJECT PROPERTY: PARCEL I: Portions of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47, being more particularly described as follows:

Commence at the Northeast corner of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47; Thence S4°11'23"E, along the east line of the said Tract "C" for a distance of 3' to a point on the south Right-of-Way line of North Kendall Drive; thence S85°27'47"W, along the south right-of-way line of North Kendall Drive for a distance of 723.27' to a point on the west line of the Florida State Road Department Easement shown in the said Tract "C" and the Point of beginning of the parcel of land herein described; thence continue S85°27'47"W, along the south right-of-way line of North Kendall Drive for a distance of 330'; thence S4°32'13"E for a distance of 400'; thence N85°27'47"E for a distance of 327.72' to a point on the west line of the said Florida State Road Department Easement; thence N4°12'37"W along the west line of the said Florida State Road Department Easement for a distance of 400.01' to the Point of beginning. AND: PARCEL II: Portions of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47, being more particularly described as follows:

Commence at the Northeast corner of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47; Thence S4°11'23"E, along the east line of the said Tract "C" for a distance of 3' to a point on the south Right-of-Way line of North Kendall Drive; thence S85°27'47"W, along the south right-of-way line of North Kendall Drive for a distance of 1,053.27'; thence S4°32'13"E for a distance of 400' to the Point of beginning of the parcel of land herein described; thence continue S4°32'13"E for a distance of 200'; thence N85°27'47"E for a distance of 326.58' to a point on the west line of the Florida State Road Department Easement shown in the said Tract "C"; thence N4°12'37"W, along the west line of the said Florida State Road Department Easement, for a distance of 200' to a point which is located 400' south of, as measured at right angles to, the south right-of-way line of North Kendall Drive; thence S85°27'47"W for a distance of 327.72' to the Point of beginning. AND: PARCEL III: A portion of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47, being more particularly described as follows:

Commence at the Northeast corner of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47; Thence S4°11'23"E, along the east line of the said Tract "C" for a distance of 3' to a point on the south Right-of-Way line of North Kendall Drive; thence

Corrected 5/9/02

35-54-40/01-344

S85°27'47"W, along the south right-of-way line of North Kendall Drive for a distance of 723.27' to the Point of beginning of the parcel of land herein described; thence run S4°12'37"E for a distance of 600.01' to the point; thence run N85°27'47"E for a distance of 25' to a point; thence run N4°12'37"W for a distance of 600.01' to a point on the south right-of-way of North Kendall Drive; thence run S85°27'47"W along said south right-of-way line of North Kendall Drive a distance of 25' to the Point of beginning. ALL LESS: A portion of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47, lying in the NW ¼ of Section 2, Township 55 South, Range 40 East, being more particularly described as follows: Commence at the Northeast corner of Tract "C"; Thence run S2°10'35"E along the east line of said Tract "C" for a distance of 3' to the Point of intersection with the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street); thence run S87°28'50"W along the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street) for a distance of 1,053.27' to the Point of beginning of the herein described parcel; thence run S2°31'10"E for a distance of 600' to the Point of intersection with a line that is 600' south of and parallel with the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street); thence run N87°28'50"E along the line that is 600' south of and parallel with the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street) for a distance of 19.62' to a point; thence run N2°31'10"W for a distance of 236.06' to the Point of curvature of a circular curve to the left; thence run N/ly along the arc of said circular curve to the left, having a radius of 1,944.86', through a central angle of 3°32'49.3", for an arc distance of 120.4' to the Point of reverse curvature of a circular curve to the right; thence run N/ly along the arc of said circular curve to the right, having a radius of 1,874.86', through a central angle of 3°32'49.3", for an arc distance of 116.07' to a point; thence run N2°31'10"W along a line tangent to the previously described curve to a distance of 102.62' to the Point of curvature of a circular curve to the right; thence run NE/ly along the arc of said circular curve to the right, having a radius of 25', through a central angle of 90°0'0", for an arc distance of 39.27' to the Point of tangency with the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street); thence run S87°28'50"W along the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street) for a distance of 37.3' to the Point of beginning. AND: PARCEL IV: A portion of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47, lying in the NW ¼ of Section 2, Township 55 South, Range 40 East, being more particularly described as follows:

Commence at the Northeast corner of said Tract "C"; thence run S4°11'23"W along the east line of said Tract "C" for a distance of 3' to the Point of intersection with the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street); thence run S85°27'47"W along the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street) a distance of 1,053.27' to a point; thence S4°32'13"E for a distance of 600' to a point; thence run N85°27'47"E a distance of 19.62' to the Point of beginning of the parcel of land herein described; thence continue N85°27'47"E a distance of 357.07' to a point on the E/ly line of the west ½ of the east ½ of the NE ¼ of the NW ¼ of Section 2, Township 55 South, Range 40 E; as shown on the aforesaid plat of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47; thence S4°12'37"E along the said E/ly line of said west ½ of the east ½ of the NE ¼ of the NW ¼, of Section 2, Township 55 South, Range 40 East, a distance of 122.58' to a point; thence run S44°13'23"E a distance of 50' to a Point of intersection with the NW/ly right-of-way line of the Florida East Coast (F.E.C.) Railway; thence run S45°46'37"W along the NW/ly right-of-way line of said F.E.C. Railway a distance of 480.45' to a Point of intersection with a non-tangent curve concave to the right, having a radius of 422.46' and a central angle of 20°26'0", said curve also being the E/ly right-of-way line of DADELAND BOULEVARD, Road Plat book 101, Page 18; thence run NW/ly along the arc of said curve a distance of

157.88' to the Point of compound curvature of a circular curve to the right having a radius of 1,874.86', and a central angle of 4°4'0"; thence run NW/ly along the arc of said curve a distance of 133.07' to the Point of reverse curvature of a circular curve to the left having a radius of 1,944.86' and a central angle of 4°4'0"; thence run NW/ly along the arc of said curve a distance of 136.04' to a Point of tangency; thence run N4°32'13"W a distance of 43.94' to the Point of beginning subject to all conditions, restrictions and easements of records; the last described four courses being the E/ly right-of-way of Dadeland Boulevard.

LOCATION: 7250 S.W. 88 Street (N. Kendall Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested deletion would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion approve the application was offered by Commissioner Jimmy L. Morales, seconded by Commissioner Dorrin D. Rolle, and upon a poll of the members present the vote was as follows:

Miriam A. Alonso	absent	Dennis C. Moss	aye
Bruno A. Barreiro	aye	Dorrin D. Rolle	aye
Barbara M. Carey-Shuler	aye	Natacha Seijas	absent
Betty T. Ferguson	aye	Katy Sorenson	aye
Joe A. Martinez	absent	Rebeca Sosa	aye
Jimmy L. Morales	aye	Javier D. Souto	aye

Chairperson Gwen Margolis aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that the requested deletion be and the same is hereby

approved, and that the Declaration of Restrictions is recorded in the official Records book 18612, page 2087 through 2106 of the Public Records of Miami Dade County Florida is herein void and without force and effect.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

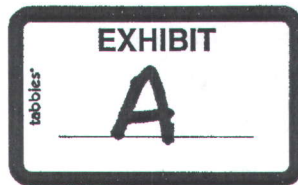
THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED this 14th day of March, 2002, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 02-3-CC-1
ej

MIAMI-DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
KAY SULLIVAN

by Harvey Ruvin, Clerk
Deputy Clerk

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 10TH DAY OF APRIL, 2002.



Approved: _____ Mayor

Veto: _____

Override: _____

RESOLUTION NO. Z-12-99**WHEREAS, GEORGE E. WILLIAMSON, II, ET AL** applied for the following:

- (1) **SPECIAL EXCEPTION** to permit site plan approval of a mixed-use development within the Dadeland Subzone of the Rapid Transit Zone; the same to consist of a total of 1,736,247 sq. ft. of the following:

Retail	262,951 sq. ft.
Restaurants	50,000 sq. ft.
Movie Theaters	90,051 sq. ft.
Office	202,471 sq. ft.
Residential Apartments	260,080 sq. ft.
Parking Garage	870,694 sq. ft. (2,437 spaces)

- (2) **NON-USE VARIANCE OF THE FIXED-GUIDEWAY RAPID TRANSIT SYSTEM-DEVELOPMENT ZONE** to permit a maximum building height of 389.5' (300' maximum height permitted).
- (3) **UNUSUAL USE** to permit outdoor patio dining and table service.
- (4) **NON-USE VARIANCE OF ZONING REGULATIONS** requiring all uses to be conducted within an enclosed building; to waive same to permit a bar, entertainment uses and the sale of retail goods from kiosks, to be conducted outdoors.
- (5) **SPECIAL EXCEPTION** as applied to alcoholic beverage uses to permit proposed nightclubs and cocktail lounges spaced less than the required 1,500' from other existing alcoholic beverage establishments.
- (6) **NON-USE VARIANCE OF ZONING REGULATIONS** requiring that no area designated as a parking area in connection with any designated use be operated as a commercial parking lot; to waive same.
- (7) **NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS** to permit 120 trees (230 trees required).
- (8) **NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS** to permit 1,272 shrubs (2,300 shrubs required).

Plans are on file and may be examined in the Zoning Department entitled "Dadeland Junction," as prepared by Spillis, Candela & Partners, Inc., dated 10/28/98, consisting of 35 sheets, along with plans entitled "Sketch of Boundary Survey," as prepared by E.R. Brownell & Associates, Inc., dated last revised 6/15/98, consisting of 3 sheets, and a plan entitled "Liquor Survey," as

prepared by E.R. Brownell & Associates, Inc., dated 10/27/98 and a plan entitled "Ground Floor Plan, Revised on Sheet No. A-1.00d," as prepared by Spillis, Candela & Partners, dated 1/19/99 and consisting of 1 sheet, for a total of 40 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL 1: Portions of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47, being more particularly described as follows:

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AND: PARCEL II: A Portion of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47, being more particularly described as follows:

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Commence at the Northeast corner of said Tract "C"; Thence run S2°10'35"E along the east line of said Tract "C" for a distance of 3' to the Point of intersection with the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street); Thence run S87°28'50"W along the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street) for a distance of 1,053.27' to the

Point of beginning of the herein described parcel; Thence run S2°31'10"E for a distance of 600' to the Point of intersection with a line that is 600' south of and parallel with the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street); Thence run N87°28'50"E along the line that is 600' south of and parallel with the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street) for a distance of 19.62' to a point; Thence run N2°31'10"W for a distance of 236.06' to the Point of curvature of a circular curve to the left; Thence run N/ly along the arc of said circular curve to the left, having a radius of 1,944.86'; through a central angle of 3°32'49.3", for an arc distance of 120.4' to the Point of reverse curvature of a circular curve to the right; Thence run N/ly along the arc of said circular curve to the right, having a radius of 1,874.86', through a central angle of 3°32'49.3", for an arc distance of 116.07' to a point; Thence run N2°31'10"W along a line tangent to the previously described curve for a distance of 102.62' to the Point of curvature of a circular curve to the right; Thence run NE/ly along the arc of said circular curve to the right, having a radius of 25', through a central angle of 90°0'0", for an arc distance of 39.27' to the Point of tangency with the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street); Thence run S87°28'50"W along the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street) for a distance of 37.3' to the Point of beginning. AND: PARCEL IV: A portion of Tract "C" of PALMETTO-KENDALL HEIGHTS, Plat book 70, Page 47, lying in the NW ¼ of Section 2, Township 55 South, Range 40 East, being more particularly described as follows:

Commence at the Northeast corner of said Tract "C"; Thence run S4°11'23"W along the east line of said Tract "C" for a distance of 3' to the Point of intersection with the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street); Thence run S85°27'47"W along the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street) a distance of 1,053.27' to a point; Thence S4°32'13"E for a distance of 600' to a point; Thence run N85°27'47"E a distance of 19.62' to the Point of beginning of the parcel of land herein described; Thence continue N85°27'47"E a distance of 357.07' to a point on the E/ly line of the west ½ of the east ½ of the NE ¼ of the NW ¼ of Section 2, Township 55 South, Range 40 East; as shown on the aforesaid plat of PALMETTO-KENDALL HEIGHTS, Plat book 70, Page 47; Thence S4°12'37"E along the E/ly line of said west ½, of the east ½, of the NE ¼, of the NW ¼, of Section 2, Township 55 South, Range 40 East, a distance of 122.58' to a point; Thence run S44°13'23"E a distance of 50' to a Point of intersection with the NW/ly Right-of-Way line of the Florida East Coast (F.E.C.) Railway; Thence run S45°46'37"W along the NW/ly right-of-way line of said F.E.C. Railway a distance of 480.45' to a Point of intersection with a nontangent curve concave to the right, having a radius of 422.46' and a central angle of 20°26'0", said curve also being the E/ly Right-of-Way line of Dadeland Boulevard, Road Plat book 101, Page 18; Thence run NW/ly along the arc of said curve a distance of 157.88' to the Point of compound curvature of a circular curve to the right having a radius of 1,874.86', and a central angle of 4°4'0"; Thence run NW/ly along the arc of said curve a distance of 133.07' to the Point of reverse curvature of a circular curve to the left having a radius of 1,944.86' and a central angle of 4°4'0"; Thence run NW/ly along the arc of said curve a distance of 136.04' to a Point of tangency; Thence run N4°32'13"W a distance of 43.94' to the Point of beginning subject to all conditions, restrictions and easements of records; the last described four courses being the E/ly Right-of-Way of Dadeland Boulevard.

LOCATION: The Southeast corner of S.W. 88 Street (N. Kendall Drive) and Dadeland Boulevard, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard at which time the applicant proffered a Declaration of Restrictions which among other things provided for:

1. That this Declaration shall become final and shall be recorded in the Public Records of Miami-Dade County and is conditioned upon the approval of Public Hearing Application No. 98-142 by the Board of County Commissioners of Miami-Dade County, Florida and expiration of all applicable appeal periods.
2. That the Property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted and entitled "Dadeland Junction" as prepared by Spillis Candella and Partners, Inc., dated 10/28/98 and updated 3/15/99, consisting of 35 sheets, along with plans entitled "Sketch of Boundary Survey" as prepared by E.R. Brownell and Associates, Inc., dated last revised 6/15/98, consisting of 3 sheets, a plan entitled "Liquor Survey" as prepared by E.R. Brownell and Associates, Inc., dated 10/27/98, consisting of (1) sheet, for a total of 40 sheets.
3. That the Owner shall contribute to the Dade County School Board \$79,000 based on 240 residential units, in addition to the school impact fees required by Section 33-K of the Miami-Dade County Code for the development of the Property and no impact fee credit shall be sought by the Owner for said contribution. To the extent that less than two hundred and forty (240) residential units are approved by the Board of County Commissioners or the Miami-Dade Plat Committee, the amount of the contribution shall be reduced on a pro rata basis of \$1580 per student. No more than 240 residential units shall be developed on the Property.
4. That the payment of the contribution of \$79,000 shall be made prior to the issuance of the first residential building permit.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter and to the recommendation of the Developmental Impact Committee, it is the opinion of this Board that the requested special exceptions (Items #1 and 5), non-use variance of the fixed-guideway

rapid transit system-development zone (Item #2), unusual use (Item #3), non-use variances of zoning regulations (Items #4 and 6) and non-use variances of landscape requirements (Items #7 and 8) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested special exceptions (Items #1 and 5) and unusual use (Item #3) would not have an adverse impact upon the public interest, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered covenant and approve the application was offered by Commissioner Pedro Reboredo, seconded by Commissioner Natacha S. Millan, and upon a poll of the members present the vote was as follows:

Miriam A. Alonso	aye	Jimmy L. Morales	absent
Bruno A. Barreiro	aye	Dennis C. Moss	aye
Barbara M. Carey-Shuler	absent	Pedro Reboredo	aye
Miguel Díaz de la Portilla	aye	Dorin D. Rolle	aye
Betty T. Ferguson	absent	Katy Sorenson	nay
Natacha S. Millan	aye	Javier D. Souto	aye

Chairperson Gwen Margolis aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners,

Miami-Dade County, Florida, that the application be and the same is hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Planning and Zoning Department upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Dadeland Junction," as prepared by Spillis, Candela & Partners, Inc., dated 10/28/98 and updated 3/15/99, consisting of 36 sheets, along with plans entitled, "Sketch of Boundary Survey," as prepared by E.R. Brownell & Associates, Inc., dated last revised 06/15/98, consisting of three (3) sheets, and a plan entitled "Liquor Survey," as prepared by E.R. Brownell & Associates, Inc., dated 10/27/98, consisting of one (1) sheet, for a total of 40 sheets, except as herein modified as follows:
 - 2a. That a pedestrian refuge (crossing) be provided on Dadeland Boulevard at the intersection of Kendall Drive and Dadeland Boulevard.
 - 2b. That a pedestrian refuge (crossing) be provided on Dadeland Boulevard west of the courtyard entry, adjacent to the grand stair.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Planning and Zoning Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
5. That the applicant submit to the Planning and Zoning Department for its review and approval, prior to the issuance of a building permit, a covenant ensuring the installation and maintenance of landscaping, including trees and shrubs, within the portion of the existing median lying within the North Kendall Drive right-of-way in front of the subject property and that said covenant also ensure the installation and maintenance of trees and shrubs within the portion of the future median lying within Dadeland Boulevard right-of-way adjacent to the subject property; said covenant shall stipulate that the landscaping within the existing median within the North Kendall Drive right-of-way shall be installed prior to the issuance of a Certificate of Use and Occupancy and that the landscaping within the future median within Dadeland Boulevard right-of-way shall be installed within one year of the completion date of said median.
6. That the applicant obtain a Certificate of Use and Occupancy from the Planning and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
7. That the applicant comply with all the conditions and requirements of the Public Works Department as contained in their Memorandum pertaining to this application.
8. That the applicant comply with all conditions and requirements of the Department of Environmental Resources Management (DERM) as contained in their Memorandum pertaining to this application.
9. That the construction of the residential and office and retail components occur simultaneously.

10. that the applicants provide street furniture such as benches, trash receptacles, and light fixtures consistent with the design of the proposed development.
11. That the applicants provide a tree-lined median along Dadeland Boulevard originating at North Kendall Drive and terminating at the entrance to the Metrorail station. The landscaping within the future median within Dadeland Boulevard right-of-way shall be installed within one year of the completion date of said median.
12. That parallel on-street parking be provided on Dadeland Boulevard pursuant to plans entitled "Ground Floor Plan, Revised on Sheet No. A-1.00d," as prepared by Spillis, Candela & Partners, dated 1/19/99 and consisting of 1 sheet.
13. That 220 trees and 2056 shrubs shall be planted and maintained at the expense of the applicant, with the applicant to incur the County's cost for monitoring and obtaining a watering truck, with the planting to occur in the affected unincorporated areas with emphasis on Continental Park, and that the Public Works Department and Planning Department shall determine where the planting shall occur.

Additionally, where applicable, the following criteria shall be implemented in the development of drainage plans and shall be included as conditions in the development order:

14. The minimum width of dry detention swales shall be 25 feet.
15. The minimum width of conveyance swales shall be 10 feet.
16. The location of either conveyance or detention swales immediately adjacent to property lines, which have a potential of flooding adjacent properties, shall be avoided.
17. The minimum pavement longitudinal slope should be 0.4%. The minimum cross slope could be 1%. Long cross slopes in one direction which create large accumulation of runoff must be avoided.
18. Infiltrometer tests and supporting drainage calculations will be required for all projects proposing dry detention and/or retention of the first ½ inch in green areas. Seepage tests and calculations will be required for proposing on-site retention.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED this 15th day of April, 1999, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 99-3-CC-2
sw

MIAMI-DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

KAY SULLIVAN

by Harvey Ruvin, Clerk
Deputy Clerk

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 5th DAY OF May, 1999.

RESOLUTION NO. 4-ZAB-388-86

The following resolution was offered by Mr. Jose A. Losa seconded by Mr.

Levi A. Johnson and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Margaret C. Nelson	aye
Peter Goldring	absent	Mary Jean Risi	aye
Levi A. Johnson	aye	Murray Sisselman	absent
Jose A. Losa	aye	R. Jollivette Frazier	aye
Joyce Masso	aye		

WHEREAS, SOUTHEAST BANKING CORPORATION has applied for the following:

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the proposed office building setback 30' (80' required) from the front (west) property line.
- (2) NON-USE VARIANCE OF FLOOR AREA RATIO REQUIREMENTS to permit the proposed office building with a floor area ratio of 2.76 (2.13 floor area ratio permitted).

Plans are on file and may be examined in the Zoning Department entitled "Dadeland Boulevard Office Project" as prepared by Stuart Cohen Associates, consisting of 5 sheets, dated revised 9-3-86.

SUBJECT PROPERTY: SURVEY OF a portion of TRACT "C" of PALMETTO-KENDAL HEIGHTS, according to the plat there of recorded in Plat Book 70 at Page 47 of the Public Records of Dade County, Florida, lying in the Northwest 1/4 of Section 2, Township 55 South, Range 40 East, Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said TRACT "C"; thence run S 04° 11' 23" E along the East line of said Tract "C" a distance of 3.00' to the point of intersection with the southerly right-of-way line of North Kendal Drive; thence run S 85° 27' 47" W along the Southerly Right-of-way line of North Kendal Drive a distance of 1053.27' to a point; thence S 04° 32' 13" E departing said North Kendal Drive a distance of 600.01' to a point; thence N 85° 27' 47" E a distance of 19.62' to the POINT OF BEGINNING, being a point on the Easterly Right-of-way of Dadeland Boulevard as recorded in Plat Book 101, at Page 18 of the Public Records of Dade County, Florida; thence N 85° 27' 47" E departing said Dadeland Boulevard a distance of 356.77' to a point on the East line of the West 1/2, East 1/2, Northeast 1/4, Northwest 1/4 of said Section 2, Township 55 South, Range 40 East; thence S 04° 12' 37" E along said East line of the West 1/2, East 1/2, Northeast 1/4, Northwest 1/4 a distance of 122.58' to a point; thence S 44° 13' 23" E a distance of 50.00' to a point of intersection with the Northwesterly Right-of-way line of the F.E.C. Railroad; thence S 45° 46' 37" W along the Northwesterly Right-of-way line of said F.E.C. Railroad a distance of 481.02' to a point of intersection with a nontangent curve; thence departing said Railroad Right-of-way with the aforementioned Easterly Right-of-way line of Dadeland Boulevard the following courses: with the arc of a curve to the right having for its elements a radius of 442.46' a central angle of 20° 17' 14", a chord which bears N 14° 40' 50" W, distant 155.85', a distance of 156.67' to a point of compound curve, with the arc of a curve to the right having for its elements a radius of 1874.86' a central angle of 04° 04' 00" a distance of 133.07' to a point of reverse curve, with the arc of a curve to the left having for its elements a radius of 1944.86' a central angle of 04° 04' 00" a distance of 138.04' to a point of tangency AND N 04° 32' 13" W a distance of 43.93' to the POINT OF BEGINNING, containing 121.735 square feet of land, more or less.

LOCATION: The east side of Dadeland Boulevard approximately 650 feet South of S.W. 88 Street (North Kendall Drive), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and at which time the applicant proffered a Declaration of Restrictions, which among other things requires the property to be developed in accordance with the plan submitted for the hearing and offered a voluntary contribution to the Fire Department for needed fire facilities in the area.

#183 app w/ cond.

WHEREAS, upon due and proper consideration having been given to the matter and to the recommendation of the Developmental Impact Committee, it is the opinion of the Board that the requested non-use variances would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested non-use variances of setback requirements and of floor area ratio requirements be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Dadeland Boulevard Office Project", as prepared by Stuart Cohen Associates, consisting of 5 sheets, and dated revised 9-3-86.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.
5. That the applicant (or its successors or assigns) pay all costs, including design, equipment and installation, necessary to modify the existing signalization at the intersection of Dadeland Boulevard and South Dadeland Boulevard in accordance with the requirements of the Public Works Department. The above-stated signal modifications must be completed prior to any request for a Certificate of Use and Occupancy on the subject property, or any portion thereof.

BE IT FURTHER RESOLVED that pursuant to Section 33-6 of the Code of Metropolitan Dade County, Florida, the County hereby accepts the proffered Declaration of Restrictions and does exercise its option to enforce the proffered Declaration of Restrictions wherein the same are more restrictive than the applicable zoning regulations.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 15th day of OCTOBER, 1986.

RESOLUTION NO. '4-ZAB-141-84

The following resolution was offered by Mrs. Joyce Masso seconded by Mr. Murray Sisselman and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Margaret Nelson	aye
Peter Goldring	aye	Mary Jean Risi	absent
Levi A. Johnson	aye	Murray Sisselman	aye
Jose A. Losa	aye	R. Jollivette Frazier	aye
Joyce Masso	aye		

WHEREAS, GEORGE E. WILLIAMSON, II, ET AL, have applied for the following:

NON-USE VARIANCE OF OPEN SPACE REQUIREMENTS in the BU-2 and BU-3 zones; to vary same to 12.3% (17.5% required) to permit a 14,725 square foot addition to the existing building.

Plans are on file and may be examined in the Zoning Department entitled "Williamson Cadillac", as prepared by Architectonics, Inc.; landscape plan dated revised Feb. 24, 1984; site plan last revised Nov. 2, 1983.

SUBJECT PROPERTY: A portion of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47, more particularly described as follows:

Commence at the Northeast corner of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47; thence run S4°11'23"E along the East line of the said Tract "C" for a distance of 3' to a point on the S/ly right-of-way line of North Kendall Drive (S.W. 88th Street); thence run S85°27'47"W along the S/ly right-of-way line of North Kendall Drive for a distance of 723.27' to a point on the West line of a 50' Florida State Road Department Easement and the Point of beginning of the parcel of land herein described; thence continue S85°27'37"W along the S/ly right-of-way line of North Kendall Drive for a distance of 292.51' to the beginning of a tangential circular curve concave to the Southeast; thence continue along said curve to the left, having a radius of 25' through a central angle of 90° for an arc distance of 39.27' to the end of said curve and a point on the E/ly right-of-way line of Dadeland Boulevard, Plat book 101, Page 18; thence run S2°36'13"E along the E/ly right-of-way line of Dadeland Boulevard for a distance of 102.62' to the beginning of a tangential circular curve concave to the Northeast; thence continue along said curve to the left, the same being the E/ly right-of-way line of Dadeland Boulevard, having a radius of 1,874.86' through a central angle of 3°32'49.3" for an arc distance of 116.07' to a Point of reverse curve; thence continue along said curve to the right, the same being the E/ly right-of-way line of Dadeland Boulevard, having a radius of 1,944.86' through a central angle of 3°32'49.3" for an arc distance of 120.4' to the end of said curve; thence run S2°36'13"E along the E/ly right-of-way line of Dadeland Boulevard for a distance of 236.06' to a point; said point being 600' South of, as measured at right angles to, the S/ly right-of-way line of North Kendall Drive; thence run N85°27'47"E for a distance of 306.77' to a point on the West line of a 50' Florida State Road Department Easement; thence run N4°12'37"W along the West line of the 50' Florida State Road Department Easement for a distance of 600.01' to the Point of beginning.

LOCATION: 7250 N. Kendall Drive, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested non-use variance would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

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app. w/ cond.

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested Non-Use Variance of open space requirements in the BU-2 and BU-3 zones; to vary same to 12.3% (17.5% required) to permit a 14,725 square foot addition to the existing buildingbe and the same is hereby approved subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Williamson Cadillac", as prepared by Architectonics, Inc.; landscape plan dated revised Feb. 24, 1984; site plan last revised Nov. 2, 1983.
3. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.
4. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 25th day of April, 1984.

Heard 4/25/84
Hearing No. 84-4-39
4/27/84 aa

RESOLUTION NO. 4-ZAB-596-70

The following resolution was offered by Mr. Roger Shaw, seconded by Mr. William L. Flynn, and upon poll of members present, the vote was as follows:

Irene Faugno	aye	Betty S. Page	nay
William L. Flynn	aye	Carlos Salman	aye
Steven J. Green	absent	Robert W. Shaughnessy	aye
Sam Jacobson	aye	Roger Shaw	aye

WHEREAS, Larry Costley Chevrolet has applied for the following

VARIANCE of sign regulations permitting only one detached sign on the same road frontage, to waive same and permit a 92 sq. ft. detached sign in addition to another existing 137 sq. ft. detached sign on subject property. AND

VARIANCE of sign regulations limiting the total number of signs permitted to 4, to waive same and permit the aforementioned detached sign to be the 5th sign on subject property.

All according to plans submitted with the application and on file in the Zoning Department dated Aug. 12, 1970.

Commence at the NE corner of Tract C Palmetto-Kendal Heights (PB 70, Pgs. 47); th. run S. 4° 11' 23" E. along the E. line of said Tract C for a distance of 3' to a point on the S. r/w line of N. Kendal Dr.; th. run S. 85° 27' 47" W. along the S. r/w line of N. Kendal Dr. for a distance of 334.30' to the POB of the parcel of land herein described; th. continue S. 85° 27' 47" W. along the S. r/w line of N. Kendal Dr. for a distance of 339.17' to a point; th. run S. 4° 12' 37" E. along the E. line of the W₁ of the E₁ of the NE₁ of the NW₁ of Section 2, Towns 55 South, Range 40 East, for a distance of 722.59' to a point 50' NW/ly from as measured at right angles to the NW/ly r/w line of the FEC RR; th. run S. 44° 13' 23" E. along a line for a distance of 50' to a point on the NW/ly r/w line of the FEC RR; th. run N. 45° 46' 37" E. along the NW/ly r/w line of the FEC RR for a distance of 404.60' to a point; th. run N. 4° 32' 13" W. along a line for a distance of 502.69' to the POB. SUBJECT to all easements and encumbrances of record. 7220 SW 88 St. (N. Kendall Dr.), Dade County, Florida, and

WHEREAS, an inspection of the subject property was made and a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given the matter, it is the opinion of this Board that the requested variances would be in harmony with the general purpose and intent of the regulation and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested variances be and the same are hereby approved.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 9th day of December, 1970.

Heard 12/9/70

No. 70-12-52

12/14/70

#81 APP.

RESOLUTION NO. Z-29-71

The following resolution was offered by Commissioner

R. Hardy Matheson, seconded by Commissioner

Ben Shepard, AND upon poll of members

present, the vote was as follows:

Earl J. Carroll	absent	R. Hardy Matheson	aye
S. A. Dansyear	absent	Harvey I. Reisman	aye
Mrs. Stanley (Joyce) Goldberg	aye	Ben Shepard	aye
Alexander S. Gordon	aye	Stephen P. Clark	abstain
Harold A. Greene	absent		

WHEREAS, Larry Costley Chevrolet had applied for the following:

VARIANCE of sign regulations permitting only one detached sign on the same road frontage, to waive same and permit a 92 sq. ft. detached sign in addition to another existing 137 sq. ft. detached sign on subject property;

VARIANCE of sign regulations limiting the total number of signs permitted to four (4), to waive same and permit the aforementioned detached sign to be the fifth (5) sign on subject property;

All according to plans submitted with the application and on file in the Zoning Department, dated August 12, 1970;

SUBJECT PROPERTY: Commence at the NE corner of Tract C Palmetto-Kendal Heights (PD 70, Page 47); Thence run South 4 degrees 11 minutes 23 seconds East along the East line of said Tract "C" for a distance of 3.0 feet to a point on the South right-of-way line of North Kendall Drive; thence run South 85 degrees 27 minutes 47 seconds West along the South right-of-way line of North Kendall Drive for a distance of 334.30 feet to the point of beginning of the parcel of land herein described; thence continued South 85 degrees 27 minutes 47 seconds West along the South right-of-way line of North Kendall Drive for a distance of 339.17 feet to a point; thence run South 4 degrees 12 minutes 37 seconds East along the East line of the West 1/2 of the East 1/2 of the SE 1/4 of the NW 1/4 of Section 2, Twp. 55 South, Range 40 East, Dade County, Florida, for a distance of 722.59 feet to a point 50' NW/ly from as measured at right angles to the NW/ly right-of-way line of the Florida East Coast Railway; thence run South 44 degrees 13 minutes 23 seconds East along a line for a distance of 50.0 feet to a point on the NW/ly right-of-way line of the Florida East Coast Railway; thence run North 45 degrees 46 minutes 37 seconds East along the NW/ly right-of-way line of the Florida East Coast Railway for a distance of 404.60 feet to a point; thence run North 4 degrees 32 minutes 13 seconds West along a line for a distance of 502.69 feet to the Point of Beginning; SUBJECT to all easements and encumbrances of record;

LOCATION: 7220 SW 88th Street (North Kendall Drive), Dade County, Florida, and

WHEREAS, an inspection of the subject property was made and a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held as required by law, and all interested parties concerned in the matter were heard, and the Zoning Appeals Board was of the opinion that the requested variances would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and approved the requests, and

WHEREAS, the Director of the Dade County Building and Zoning

#81 APP.

Department and the Director of the Dade County Planning Department had appealed the decision of the Zoning Appeals Board to this Board, and after a 15-day notice of the time and place of the meeting of this Board was published, as required by the Zoning Procedure Ordinance, a hearing was held by this Board, (at which time applicant without prejudice withdrew/that portion of the application pertaining to the variance of the number of signs), and after reviewing the record and decision of the Zoning Appeals Board and after having given an opportunity for interested parties to be heard, and upon considering the record and decision of the Zoning Appeals Board and all matters presented at the meeting, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the grounds and reasons specified for the reversal of the ruling made by the Zoning Appeals Board were insufficient to merit a reversal of the decision.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the decision of the Zoning Appeals Board be and the same is hereby sustained and that the requested variance of sign regulations permitting only one detached sign on the same road frontage be and the same is hereby approved.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 21st day of January, 1971.

Heard 12-9-70
No. 70-12-52
VP

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

E. B. LEATHERMAN, CLERK

By EDWARD D. PHELAN
Deputy Clerk

RESOLUTION NO. Z-314-68

The following resolution was offered by Commissioner

Thomas D. O'Malley, seconded by Commissioner

Alexander S. Gordon, and upon poll of members present,

the vote was as follows:

Earl J. Carroll	aye	Arthur H. Patten, Jr.	absent
Alexander S. Gordon	aye	Ben Shepard	absent
Harold A. Greene	aye	Earl M. Starnes	absent
R. Hardy Matheson	nay	Chuck Hall	nay
Thomas D. O'Malley	aye		

WHEREAS, George Williamson Cadillac Co., had applied for the

following:

VARIANCE of Zoning Regulations to permit a 2nd detached Class B
Point of Sale sign on subject property;

SUBJECT PROPERTY: Two parcels of land being portions of Tract "C"
of Palmetto-Kendal Heights (PB 70, Page 47) being more particularly
described as follows: Parcel "A": Commence at the NE corner of
Tract "C" of Palmetto-Kendal Heights (PB 70, Page 47); th. S. 4°
11' 23" E. along the E. line of the said Tract "C" for a distance
of 3.0' to a point on the S. right-of-way line of N. Kendal Drive;
th. S. 85° 27' 47" W. along the S. right-of-way line of N. Kendal
Drive for a distance of 723.27' to a point on the W. line of the
Florida State Road Department Easement shown in the said Tract "C"
and the point of beginning of the parcel of land herein described;
th. continue S. 85° 27' 47" W. along the S. right-of-way line of
N. Kendal Drive for a distance of 330.0'; th. S. 4° 32' 13" East
for a distance of 400.0'; th. N. 85° 27' 47" E. for a distance of
327.72' to a point on the W. line of the said Florida State Road
Department Easement; th. N. 4° 12' 37" W. along the W. line of the
said Florida State Road Department Easement for a distance of 400.01'
to the point of beginning, and

Parcel B: Commence at the NE corner of Tract "C" of Palmetto-
Kendal Heights (PB 70, Page 47); th. S. 4° 11' 23" E along the E.
line of the said Tract "C" for a distance of 3.0' to a point on the
S. right-of-way line of N. Kendal Drive; th. S. 85° 27' 47" W. along
the S. right-of-way line of N. Kendal Drive for a distance of 1053.27'
th. S. 4° 32' 13" E. for a distance of 400.0' to the point of be-
ginning of the parcel of land herein described; th. continue S. 4°
32' 13" E. for a distance of 200.0'; th. N. 85° 27' 47" E. for a
distance of 326.58' to a point on the W. line of the Florida State
Road Department as shown in the said Tract "C"; th. N. 4° 12' 37"
W. along the W. line of the said Florida State Road Department Eas-
ment for a distance of 200.00' to a point which is located 400.00'
S. of as measured at right angles to the S. right-of-way line of N.
Kendal Drive; th. S. 85° 27' 47" W. for a distance of 327.72' to the
point of beginning;

LOCATION: 7250 N. Kendall Drive (SW 88th Street), Dade County,
Florida, and

WHEREAS, an inspection of the subject property was made and a
public hearing of the Metropolitan Dade County Zoning Appeals
Board was advertised and held as required by law, and all interested

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app w/ cond

parties concerned in the matter were heard, and upon due and proper consideration having been given to the matter, the requested variance was denied for failure to obtain the necessary 3/4 majority favorable vote of these members present, and

WHEREAS, George Williamson Cadillac Co. had appealed the decision of the Zoning Appeals Board to this Board, and after a 15-day notice of the time and place of the meeting of this Board was published as required by the Zoning Procedure Ordinance, a hearing was held by this Board, and after reviewing the record and decision of the Zoning Appeals Board and after having given an opportunity for interested parties to be heard, and upon considering the record and decision of the Zoning Appeals Board and all matters presented at the meeting, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the grounds and reasons specified for the reversal of the ruling made by the Zoning Appeals Board were sufficient to merit a reversal of the decision and the request should be approved subject to certain conditions;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the decision of the Zoning Appeals Board be and the same is overruled and the requested variance for the second detached sign be and the same is hereby approved on condition that the sign shall be similar in size and type to the detached, used-car sign maintained by Nolan Brown on their property at NE Second Avenue and of a size not to exceed 217 sq. ft. (14 feet x 15½ feet).

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 21st day of November, 1968.

10/2/68
No. 68-10-43
VP

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
E. B. LEATHERMAN, CLERK

By EDWARD D. PHELAN
Deputy Clerk

RESOLUTION NO. 3-ZAB-538-68

WHEREAS, George Williamson Cadillac Company has filed an application for a VARIANCE of zoning regulations to permit a 2nd detached Class B point of sale sign on subject property, as follows:

Two parcels of land being portions of Tract "C" of Palmetto-Kendal Heights (PB 70, Pgs. 47) being more particularly described as follows:
Parcel "A": Commence at the NE corner of Tract "C" of Palmetto-Kendal Heights (PB 70, Pgs. 47); th. S. $4^{\circ} 11' 23''$ E. along the E. line of the said Tract "C" for a distance of 3' to a point on the S. r/w line of N. Kendal Dr.; th. S. $85^{\circ} 27' 47''$ W. along the S. r/w line of N. Kendal Dr. for a distance of 723.27' to a point on the W. line of the Florida State Road Dept. Easement shown in the said Tract "C" and the POB of the parcel of land herein described; th. continue S. $85^{\circ} 27' 47''$ W. along the S. r/w line of N. Kendal Dr. for a distance of 330'; th. S. $4^{\circ} 32' 13''$ E. for a distance of 400'; th. N. $85^{\circ} 27' 47''$ E. for a distance of 327.72' to a point on the W. line of the said Fla. St. Road Dept. Easement, th. N. $4^{\circ} 12' 37''$ W. along the W. line of the said Fla. St. Road Dept. Easement for a distance of 400.01' to the POB, AND
Parcel "B": Commence at the NE corner of Tract "C" of Palmetto-Kendal Heights (PB 70, Pgs. 47); th. S. $4^{\circ} 11' 23''$ E. along the E. line of the said Tract "C" for a distance of 3' to a point on the S. r/w line of N. Kendal Dr.; th. S. $85^{\circ} 27' 47''$ W. along the S. r/w line of N. Kendal Dr. for a distance of 1,053.27'; th. S. $4^{\circ} 32' 13''$ E. for a distance of 400' to the POB of the parcel of land herein described, th. continue S. $4^{\circ} 32' 13''$ E. for a distance of 200'; th. N. $85^{\circ} 27' 47''$ E. for a distance of 326.58' to a point on the W. line of the Fla. St. Road Dept. Easement as shown in the said Tract "C"; th. N. $4^{\circ} 12' 37''$ W. along the W. line of the said Fla. St. Road Dept. Easement for a distance of 200' to a point which is located 400' S. of as measured at right angles to the S. r/w line of N. Kendal Dr.; th. S. $85^{\circ} 27' 47''$ W. for a distance of 327.72' to the POB.
LOCATION: 7250 N. Kendall Drive (SW 88 St.), Dade County, Florida, and

WHEREAS, an inspection of the subject property was made and a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of some of the members of this Board, as hereinafter indicated, that the requested variance should be approved;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested variance be and the same is hereby approved.

The foregoing Resolution was offered by Mr. H. H. Wood, who moved its adoption. The motion was seconded by Mr. Gene Plinn, and upon being put to a vote, the vote was as follows:

(#64)

denied

2-55-40
IV-3
Item No. 68-415

Neal Adams	aye	Virginia Solley	absent
Hilton R. Carr, Jr.	nay	H. H. Wood	aye
Gene Flinn	aye	Andrew Lee	aye
Henry E. B. Kurtz	nay		

The Chairman thereupon declared the application was denied and therefore the requested variance is denied, on this the 9th day of October, 1968, for failure to obtain the necessary 3/4 majority favorable vote of those members present and voting.

METROPOLITAN DADE COUNTY
ZONING APPEALS BOARD

By: R. F. Cook
R. F. Cook, Secretary

Heard 10/9/68
No. 68-10-43
10/14/68
hf

Resolution No. ZB 183-61

The following resolution was offered by Mr. Frank Reynolds, Jr.,
seconded by Mr. Leo J. Adseb, and upon poll of members
present, the vote was as follows:

Leo J. Adseb	aye	Kenneth Markham	aye
William Adar	aye	Frank Reynolds, Jr.	aye
Carl Gardner	aye	I. Tommy Thomas	aye
Leon McSkill	aye		

WHEREAS, Federated & Kenara Center, Inc. has applied for a
district boundary change from AU (Agricultural) 7500 c.f., GU
(Interim), RU-1 (One-Family Residential) 8500 c.f. & RU-2 (Special
Business) 7500 & 7600 c.f. to BU-2 (Special Business) and BU-3
(Liberal Business).

AFFECTED PROPERTY: E. 310' of the SE $\frac{1}{4}$, SE $\frac{1}{4}$, SW $\frac{1}{4}$ of Section 15,
Township 34 S., Range 40 E., and the E. 3 $\frac{1}{4}$ ' of Tract B of Palmetto
Kendal Heights (PB 70, Pgs. 47), lying in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, SW $\frac{1}{4}$ of
Sec. 35-54-40. That portion of Tract D of Palmetto Kendal Heights
according to the plat thereof (PB 70, Pgs. 47) in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, SE $\frac{1}{4}$
of Sec. 35-54-40, lying NW $\frac{1}{4}$ ly of the Fla. East Coast RR r/w and
that portion of Tract B of Palmetto Kendal Heights (PB 70, Pgs. 47)
lying in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, SW $\frac{1}{4}$ of Sec. 35-54-40, less the E. 3 $\frac{1}{4}$ ' thereof
and also less the W. 255' thereof. The W. 180' of the E. 338.80'
of Tract C of Palmetto Kendal Heights (PB 70, Pgs. 47), and the
E. 338.80' of Tract C of Palmetto Kendal Heights (PB 70, Pgs. 47),
less the N. 180' thereof, and all that part of Tract C of Palmetto
Kendal Heights (PB 70, Pgs. 47) in the NW $\frac{1}{4}$ of Section 2, Township
35 S., Range 40 E., less the N $\frac{1}{4}$ of the W. 3/4 SW $\frac{1}{4}$, and also less
the E. 180' of the NE $\frac{1}{4}$, NE $\frac{1}{4}$, NW $\frac{1}{4}$, from Seaboard Airline RR to
Palmetto By-Pass; between SW 86 St. and 92 St. Proposed BU-2
zoning from Seaboard Airline RR to approx. SW 72 Ave., between
SW 86 St. and 230' S. of the center line of SW 88 St. (N. Kendall
Dr.). Balance BU-3, Dade County, Florida, and

WHEREAS, an inspection of the subject property was made, and a public
hearing of the Metropolitan Dade County Zoning Board was advertised and held,
as required by law, and all interested parties concerned in the matter were
heard, and

WHEREAS, upon due and proper consideration having been given to the matter,
it is the opinion of this Board that the requested district boundary changes
would be compatible with the neighborhood concerned and would not be in con-
flict with the principles and intent of the plan for Dade County, Florida

Federated & Kenara
Center, Inc.

Approved
#41

IV-3
IV-21

2-55-40
35-54-50

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Board that the requested district boundary changes be and the same are hereby recommended for adoption by the Board of Commissioners of Dade County, Florida.

The Zoning Director is hereby directed to make the necessary notations upon the records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 22nd day of March, 1961.

Board: 3-22-61
No. 61-3-66
3-27-61
bs

RESOLUTION NO. 2-81-61

The following resolution was offered by Commissioner Alexander S. Gordon, seconded by Commissioner Harold B. Spaet, and upon poll of members present, the vote was as follows:

James H. Allen	aye	Frank O. Pruitt	aye
Jack H. Beckwith	aye	Harold B. Spaet	aye
Joseph A. Boyd, Jr.	aye	Milton E. Thompson	absent
Alexander S. Gordon	aye	Walter Weiss	absent
Charles F. Hall	aye	Winston W. Wynne	aye
Don C. McCaskey	aye	Robert M. Haverfield	aye
Arthur H. Patten, Jr.	aye		

WHEREAS, Federated & Kears Center, Inc., has applied for district boundary changes from AU (Agricultural) 7500 c.f., CU (Interim), RU-1 (1-Family Residential) 6500 c.f., and BU-2 (Special Business) 7500 and 7600 c.f., to RU-2 (Special Business) and BU-3 (Liberal Business).

AFFECTED PROPERTY: E. 310' of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 34 South, Range 40 East, and the E. 3 $\frac{1}{4}$ ' of Tract B of Palmetto Kendall Heights (PB 70, Pgs. 47), lying in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 34 South, Range 40 East. That portion of Tract D of Palmetto Kendall Heights according to the Plat thereof (PB 70, Pgs. 47) in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, Township 34 South, Range 40 East, lying NW $\frac{1}{4}$ of the Fla. East Coast RR r/w and that portion of Tract B of Palmetto Kendall Heights (PB 70, Pgs. 47), lying in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 34 South, Range 40 East, less the E. 3 $\frac{1}{4}$ ' thereof and also less the W. 255' thereof. The N. 180' of the E. 338.80' of Tract C of Palmetto Kendall Heights (PB 70, Pgs. 47), and the E. 338.80' of Tract C of Palmetto Kendall Heights (PB 70, Pgs. 47), less the E. 180' thereof, and all that part of Tract C of Palmetto Kendall Heights (PB 70, Pgs. 47) in the NW $\frac{1}{4}$ of Section 2, Township 34 South, Range 40 E., less the NE $\frac{1}{4}$ of the W. 3 $\frac{1}{4}$ NW $\frac{1}{4}$, and also less the N. 180' of the NE $\frac{1}{4}$ NW $\frac{1}{4}$. From Seaboard Airline RR to Palmetto By-Pass; between SW 86 St. and 92 St. Proposed BU-2 zoning from Seaboard Airline RR to approx., SW 72 Ave. between SW 86 St. and 230' S. of the centerline of SW 88 St. (N. Kendall Dr.). Balance BU-3; said changes in district boundary classification were specifically described in the application for hearing, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Board was advertised and held, as required by law, at which time all interested parties to the matter were heard, and the Zoning Board was of the opinion that the request for district boundary changes would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the Plan for the Development of Dade County, and should be approved, and

WHEREAS, a fifteen-day notice of the time and place of the meeting of this Board was published, as required by the Zoning Procedure Ordinance, and after reviewing the record and recommendation of the Zoning Board, and having given opportunity for interested parties to be heard, at which time no objections were

2-55-40 IV-3
35-54-40 IV-21
Item No. 41-162

voiced, and upon considering the record and recommendation of the Zoning Board and all matters presented at the meeting; it is the opinion of this Board that the requested district boundary change, as recommended by the Zoning Board, is compatible with the neighborhood and area concerned and does not conflict with the principles and intent of the plan for the development of Dade County, and should be approved;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary changes be and the same are hereby approved, as recommended by the Zoning Board, and said property is hereby zoned accordingly.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Metropolitan Dade County Building and Zoning Department.

PASSED AND ADOPTED this 4th day of May, 1961.

Heard 3/22/61
No. 61-3-66
5/19/61
mc

DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

E. D. LEATHERMAN, CLERK

By: _____
Deputy Clerk